

File #: **28057**

Owner's Name: **Monroe County**

Applicant's Name: **Conch Key Fire Station**

Type of Application: **PC Variance**

Key: **Conch Key**

RE: **00099040-000000**

Additional Information added to File 28057

County of Monroe
Growth Management Division

Planning Department
2798 Overseas Highway
Suite #410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners
Mayor Charles "Sonny" McCoy, Dist. 3
Mayor Pro Tem, Mario Di Gennaro, Dist. 4
Commissioner George Neugent, Dist. 2
Commissioner Dixie M. Spehar, Dist. 1
Commissioner Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

Date: 6/30/8
Time: 12:30 PM
FedEx

Dear Applicant:

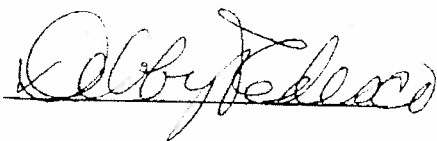
This is to acknowledge submittal of your application for PC Variance
Type of application

Conch Key Fire Station to the Monroe County Planning Department.
Project / Name

We are unable at this time to issue a receipt of your application, as it will take our staff two working days to determine that all required materials related to your application have been submitted. All applications received after 12:00 Noon will be considered as submitted the following working day.

Also, as required by Monroe County Code, planning staff will review your application after acceptance, to deem it complete within an additional fifteen working days.

Thank you.



Planning Staff

**End of Additional Information
File 28057**

VIA FEDERAL EXPRESS

June 27, 2008

Ms. Debbi Tedesco
Planning Commission Coordinator
Marathon Government Center
2798 Overseas Highway, Suite 410
Marathon, FL 33050

RE: Conch Key Fire Station
Variance Application

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 610 White St.
Key West, FL 33040

Phone: 305/294-1515

Fax: 305/292-1525

E-mail: barb@craigcompany.com

Dear Debbi:

Enclosed please find our Variance Application for a variance of the front yard and adjacent street setbacks. Please note that this request for setback variances is submitted in conjunction with the application to amend a Major Conditional Use.

We look forward to your review of this application and are happy to answer any questions you may have, please feel free to contact me.

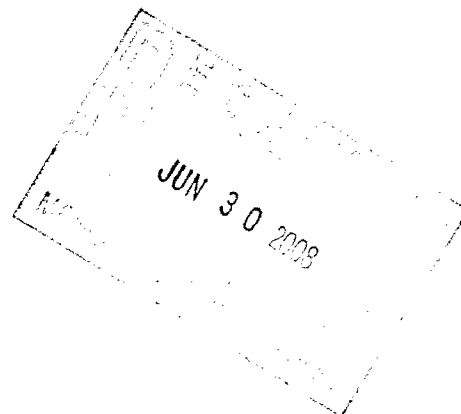
Very truly yours,

Barbara Mitchell

Barbara Mitchell
Vice President

BM/jr
Enclosures

cc: Jerry Barnett, Director of Facilities Development
Jim Callahan, Acting Fire Chief w/o enclosures
Bill Horn, Project Architect
Donald L. Craig, AICP



APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Variance Application to the Monroe County Planning Commission

Monroe County Code §9.5-524

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review

Planning Commission Variance Application Fee: \$1,608.00

In addition to the application fee, the following fees also apply
Advertising Costs: \$735.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Date of Submittal: 06 26 08
Month Day Year

Property Owner:

Monroe County
Name
500 Whitehead Street Key West, Florida 33040
Mailing Address
N/A
Daytime Phone
N/A
Email Address

Agent (if applicable):

Barbara Mitchell The Craig Company
Name
PO Box 970 Key West, Florida 33040
Mailing Address
305.294.1515
Daytime Phone
barb@craigcompany.com
Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

See Attached Legal Description

Block	Lot	Subdivision	Conch Key Key
00099040-000000		1115771	
Real Estate (RE) Number		Alternate Key Number	
10 S Conch Ave		63	
Street Address		Approximate Mile Marker	

APPLICATION

Land Use District Designation(s): CFSD-16

Present Land Use of the Property: Monroe County Fire Station #17

Total Land Area: 21,200 s.f. or approximately .478 acres

Please provide the standard required by the land development regulations: Front Yard: 25', Adjacent Street: 25'
(i.e. front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Please provide that requested: Front Yard (S. Conch Ave): 2' (Adjacent Street) US 1: 0'
(i.e. front yard setback of 10 feet, 70 off-street parking spaces, etc.)

Pursuant to Monroe County Code Sections 9.5-524 & 9.5-523(f), all of the following standards must be met in order to receive variance approval. Please describe how each standard shall be met.

- 1) The applicant shall demonstrate a showing of good and sufficient cause;
Please see attached.

- 2) Failure to grant the variance would result in exceptional hardship to the applicant;
Please see attached.

- 3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public;
Please see attached.

- 4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district;
Please see attached.

- 5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns;
Please see attached.

APPLICATION

- 6) Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family;

Please see attached.

- 7) Granting the variance is not based on the domestic difficulties of the applicant or his family; and

Please see attached.

- 8) The variance is the minimum necessary to provide relief to the applicant.

Please see attached.

All of the following must be submitted in order to have a complete application submittal:

(Please check as you attach each required item to the application)

Please see the Conditional Use Application for those items marked "CU" below.

- ☒ **Complete variance application** (unaltered and unbound); and

- ☒ **Correct fee** (check or money order to Monroe County Planning & Environmental Resources); and

- ☒ **Proof of ownership (i.e. Warranty Deed); and**

- ☒ **Current Property Record Card(s) from the Monroe County Property Appraiser; and**

- ☒ **Location map; and**

- ☒ **Photograph(s) of site from adjacent roadway(s); and**

- ☒ **Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets** (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat); and

- ☒ **Signed and Sealed Site Plans, prepared by a Florida registered architect, engineer or landscape architect– sixteen (16) sets** (drawn to a scale of one (1) inch equals twenty (20) feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:

- ☐ Date, north point and graphic scale; and
- ☐ Boundary lines of site, including all property lines and mean high-water lines; and
- ☐ Land use district of site and any adjacent land use districts; and
- ☐ Locations and dimensions of all existing and proposed structures and drives; and
- ☐ Type of ground cover (i.e. concrete, asphalt, grass, rock); and
- ☐ Adjacent roadways; and
- ☐ Setbacks as required by the land development regulations; and
- ☐ Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones; and

- ☒ **Typed name and address mailing labels of all property owners within a 300 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included; and

APPLICATION

If applicable, the following must be submitted in order to have a complete application submittal:

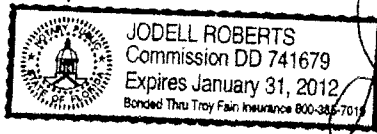
CU Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: Barbara Mitchell Date: 6-26-08
Agent

Sworn before me this 26 day of June, 2008



Jodelle Roberts Notary Public
My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

Conch Key Fire Station
Setback Variance Request
Narrative Response

This request for the setback variances has been submitted in conjunction with the application to amend a Major Conditional Use (MCU). In an effort to conserve resources, the documentation that supports both applications has not been duplicated but rather, reference is made to the MCU application.

The following responds to the standards for granting variances as outlined in MCC Section 9.5-524 & 9.5-523(f) and the application.

1. The applicant shall demonstrate a showing of good and sufficient cause.

The two variances requested are the minimum needed to facilitate the construction of the Fire Station addition as well as recognize the location of existing parking spaces.

Monroe County has owned this parcel since before 1970 and there are no sales on record with the property appraiser for this land. The current building was constructed in 1977 for use as a fire station. As part of the 1991 evaluation of existing county fire facilities, the Monroe County Board of County Commissioners determined the Conch Key Fire Station was inadequate and required upgrading. The BOCC directed staff to pursue renovation of this facility. In addition in 1991 the County entered into a lease agreement with Florida Department of Transportation to lease a portion of the unused area adjacent to the Fire Station property. Please see Appendix C of the submitted Amendment to a Conditional Use for a copy of the lease. Since 1991, this leased area has historically been used for the outdoor storage of emergency equipment.

The renovation includes upgrading the existing structure and constructing a new two-story addition on the south side of the fire station. The size of the addition and the scope of the renovation were determined after assessing current and anticipated future needs. Of primary concern for the fire station was to provide enclosed garages to protect the fire trucks and emergency vehicles. The resulting design balances the design program with the limited site area available for expansion. The size requirements for the garage played a primary role in developing the footprint of the structure. The building will be contained on the parcel owned by Monroe County; however, the parking and landscaping will be placed on the adjacent leased parcel.

This is an important upgrade that is needed to serve to Monroe County. Alternative site designs were considered; however, providing compliance with the 25' setback from this parcel line would diminish the available construction area to such a size that it is unusable. Furthermore, the travel lane and shoulder on US 1 will not be compromised because there is a 30' setback from the 100' right-of-way in this area as shown on the site plan.

The second variance is requested in order to provide parking for staff adjacent to the front door of the fire station as well as to provide a handicap accessible parking space in this same location.

2. Failure to grant the variance would result in exceptional hardship to the applicant.

If the variances are not granted, the upgrade to this important public facility could not be constructed. Design alternatives have been investigated for this site and the least invasive site design was developed. Significant amounts of public funds would need to be spent in order to either find a new location or purchase this leased area from the DOT. Not to mention the amount of time required for the procurement and design process. The need for this upgrade was recognized in 1991 it is past time to have this important project constructed. The hardship is not only to the applicant, Monroe County, but all of the citizens of the County if this station is not improved.

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public.

By granting the requested variance, the public will be better served. The renovated Fire Station is an important component of Monroe County Public Service capabilities. The facility needs to be renovated. If this variance is not granted, then additional public funds will need to be spent in order to study and locate alternative solutions.

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to the other properties in the same zoning district.

The use of this property is unique to the zoning district, Commercial Fishing Special District -16. There are no other fire stations in this area. The shape of the parcel is consistent for residential development; however, a use such as fire station has different design criteria.

5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns.

This is an island primarily composed of commercial fisherman and residential structures. Many of these buildings pre-date the current land use regulations. Consequently, setbacks are encroached throughout the island. In addition, this parcel is located on the water with a mangrove fringe that requires an environmental setback that constrained the design process even further. By definition, fire stations and emergency vehicles must have immediate access to US 1. Certain consideration must be given based upon the important service this property provides the community. Due to the unique use of this parcel, special privileges will not be granted as a comparison between residential uses and public service uses are not similar.

6. Granting the variance is not based on the disabilities, handicaps or health of the applicant or members of his family.

No this question is not relevant to this request.

7. Granting the variance is not based on the domestic difficulties of the applicant or his family.

No this question is not relevant to this request.

8. The variance is the minimum necessary to provide relief to the applicant.

Based upon the requirements for the improvement of this facility, the variance requested is the minimum that will allow the building to constructed and respond to the needs of the fire department.



Conch Key Fire Station #17 Amendment to Major Conditional Use Application June 2008 Mailing Label
+ PC Variance 1 Spm letter

AMAYA MICHAEL
7043 SW 53RD LN
MIAMI FL 33155

BAJUSZ JOHN L/E
28 N CONCH AVE
MARATHON FL 33050

BECK ROLAND E AND GERALDINE A
2190 AVOCADO DR
PORT ORANGE FL 32128

BECK ROLAND E AND GERALDINE A
2190 AVOCADO DR
DAYTONA BEACH FL 32128

BENSON NUEL AND JUDITH
605 SW 8TH TERR
FT LAUDERDALE FL 33315

BEVEL STEPHEN J AND MARGIE L
42 N CONCH AVE
MARATHON FL 33050

BOLAN MARY
33-39 159TH ST
FLESHING NY 11358

BROOKS DAVID AND LYNNE
520 FALCON AVE
MIAMI SPRINGS FL 33166

BURROWS JAMES ESTATE C/O BURROWS
JAMES P/R
601 WILDFLOWER ST
MERRITT ISLAND FL 32953

BUXTON CATHY
15 RIDGE BLVD
BOYNTON BEACH FL 33435

CABRERA MIGUEL AND MARTA
80 SOUTH CONCH DRIVE
MARATHON FL 33050

CALVO JESUS
1837 WEST 79 ST
HIALEAH FL 33014

CARR ALVIN RAY AND MAXINE
7 N CONCH AVE
MARATHON FL 33050-6969

CARTE DAVID A III AND NORITA E
62900 OVERSEAS HWY UNIT 44
MARATHON FL 33050



Conch Key Fire Station #17 Amendment to Major Conditional Use Application June 2008 Mailing Label:

CARTER PHILIP R
62900 OVERSEAS HWY UNIT 15
MARATHON FL 33050

CARTER PHILIP R
PO BOX 210396
ROYAL PALM BEACH FL 33421

CONCH KEY COTTAGE COMPANY
9711 OVERSEAS HWY
MARATHON FL 33050

CORAL KEY FISHERIES INC
62910 OVERSEAS HIGHWAY
MARATHON FL 33050

CORAL KEY VILLAGE CO-OP

DARROW HARRY N AND AGNES N
62900 OVERSEAS HWY UNIT 24
MARATHON FL 33050

DAVIS ARTHUR M
17 WESTWOOD DR
DANBURY CT 6811

DILLMAN BRUCE AND PATRICIA
34618 COUNTY HWY UNIT K
PRAIRIE DU CHIEN WI 53821

DOWDELL THOMAS J III
11300 OVERSEAS HWY
MARATHON FL 33050

DRISCOLL FAMILY LIV TR 5/24/04
62900 OVERSEAS HWY
MARATHON FL 33050

FAHEY WALTER J AND ROSALINDA
PO BOX 522771
MARATHON SHORES FL 33052

FAHEY WALTER TRUSTEE FOR
MARY SKYLER WALKER
62900 OVERSEAS HWY UNIT 50
MARATHON FL 33050

FLORIDA KEYS AQUEDUCT AUTHORITY
1100 KENNEDY DR
KEY WEST FL 33040

FRITZ MICHAEL S
P O BOX 182
ISLAMORADA FL 33036

Conch Key Fire Station #17 Amendment to Major Conditional Use Application June 2008 Mailing Label

GRAHAM RAYMOND M & JANE N
215 E 4TH ST APT 4
ARLINGTON WA 98223-1287

H5 LLC
24605 CHICAGO ST
WATERLOO NE 68069

HALL DALE R AND MARY B
11 N CONCH AVE
CONCH KEY FL 33050

HALLADAY DONALD J AND SHEILA RAE
20 SOUTH CONCH AVE
MARATHON FL 33050

HARTUNG FREDERICK W SR & CAROL B
789 GREEN HILL RD
MADISON CT 06443-2406

HELMER JAMES D
62900 OVERSEAS HWY LOT 9
MARATHON FL 33050

HELMER MINAKSHI
62900 OVERSEAS HWY LOT 8
MARATHON FL 33050

HORACHEK THOMAS & MARGARET
30 SOUTH CONCH AVENUE
CONCH KEY FL 33050

HORACHEK THOMAS R
30 SOUTH CONCH AVE
MARATHON FL 33050

HORNE CHARLES H & MARIE JOAN
52 N CONCH AVENUE
MARATHON FL 33050-6914

HORNE MARIE JOAN
52 N CONCH AVENUE
MARATHON FL 33050

JABDIP LLC C/O KEATHLEY KERRY H
PO BOX 3670
PLACIDA FL 33946

KELLEY JAMES M TRUSTEE (SPLIT ROCK
TRUST DTD 3/7/00)
3947 COTTAGE LN
MINNETONKA MN 55345

KIGHT MARY
43 N CONCH AVE
MARATHON FL 33050



Conch Key Fire Station #17 Amendment to Major Conditional Use Application June 2008 Mailing Label:

KUBSCH WILLIAM N
62900 OVERSEAS HWY UNIT 20
MARATHON FL 33050

LAPITSKY HELEN C
27 N CONCH AVENUE
MARATHON FL 33050

LLOYD MARY ELLEN
2112 THALER AVENUE
ANN ARBOR MI 48103

MAZUR MARTIN J
53 N CONCH AVE
CONCH KEY FL 33050

MCDOWELL ESTHER L
62900 OVERSEAS HWY LOT 51
MARATHON FL 33050

MCGUIRK GARY F AND DIANE E
109 PROVIDENCE DR
JEFFERSON HILLS PA 15025

MCGUIRK GARY F SR AND DIANE E
109 PROVIDENCE DR
JEFFERSON HILLS PA 15025

MEYER DOUGLAS V & SHERRIE A
#1 JODRELL STREET INNISFAIL
QUEENSLAND 4860
AUSTRALIA

MILLS CHARLES T JR AND CHRISTIE T
1313 FOX FIRE DR
APOKOA FL 32712

MONAHAN ARTHUR
375 CONNECTICUT ST
FT MYERS BEACH FL 33931

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST FL 33040

NICHOLS GARY AND BETH
146 VENETIAN DR
ISLAMORADA FL 33036

OPPENLANDER GEORGE FREDERICK
62900 OVERSEAS HWY UNIT 10
MARATHON FL 33050

PETROS CHRISTINE D
62900 OVERSEAS HWY UNIT 16
CORAL KEY FL 33050

Conch Key Fire Station #17 Amendment to Major Conditional Use Application June 2008 Mailing Labels

PIJAK STANLEY
62900 OVERSEAS HWY UNIT 3
MARATHON FL 33050

RAMOS CARLOS E AND MARIA I
6100 SW 97 AVE
MIAMI FL 33173

RICHTER A E AND LOUISE
8401 NW 18TH ST
PEMBROKE PINES FL 33024

ROBERTSON PEGGY
40 S CONCH AVE
MARATHON FL 33050

RUSSELL FRED AND GAYLE
16234 ANTIGUA WAY
BOKEELIA FL 33922

RUSSELL GAYLE A
REV LIV TR AGR 8/10/2006
16234 ANTIGUA WAY
BOKEELIA FL 33922

RUSSELL WILLIAM SCOTT JR
62900 OVERSEAS HWY APT 19
MARATHON FL 33050

SCOTT JOSEPH A
62900 OVERSEAS HWY UNIT 5
MARATHON FL 33050

SEASHIME II LLC
15 RIDGE RD
BOYNTON BEACH FL 33435

SEASHIME LLC
15 RIDGE BLVD
OCEAN RIDGE FL 33435

SHEA STEVEN
PO BOX 366
CADE LA 70519-0366

SMITH NORMA J
71 S CONCH AVE
MARATHON FL 33050

STATE OF FLORIDA DEPT TRANSPORTATION
1000 NW 111TH AVE
MIAMI FL 33172

TRACY GENE P
70 SO CONCH AVENUE
MARATHON FL 33050



Conch Key Fire Station #17 Amendment to Major Conditional Use Application June 2008 Mailing Labels

ULRICH RANDOLPH AND TERESA B
7840 QUEPONCO
NEWARK MD 21841

VALLADARES CARLOS
11885 SW 43RD ST
MIAMI FL 33175

WARD GERALD FRANK & SUSAN E
120 WEST CONCH AVE
MARATHON FL 33050

WARFIELD R STEVEN AND LORY
62900 OVERSEAS HWY UNIT 21
MARATHON FL 33050

WHITE MARK MICHAEL AND JANIS LYNN
1245 GLENEAGLE TRL
HUDSONVILLE MI 49426

WOLCOTT LYNNE
520 FALCON AVE
MIAMI SPRINGS FL 33166